



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307554
Applicant Name: Mark Travers
Address of Proposal: 6764A 28th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into six parcels of land. Proposed parcel sizes are: A) 5,257.2 sq. ft., B) 5,254.9 sq. ft., C) 5,520.1 sq. ft., D) 6,059.1 sq. ft., E) 6,059.1 sq. ft.; and F) 6,616.7 sq. ft. Existing structures to be removed.

The following approval is required:

Short Subdivision – to create six parcels of land from one existing parcel (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000

Date of Site Visit: December 29, 2004

Uses on Site: One single-family structure with various accessory structures.

Site Characteristics: The subject site is situated on the east side of 28th Avenue South. The general location is east of Beacon Avenue South, north of South Myrtle Street and adjacent to the New Holly development, which is to the east. The surrounding zoning is SF 5000, except for New Holly, which is Lowrise 3, and the uses are single-family residential structures.

The site slopes downward from north to south and is largely grass field. The Pre-Application Site Visit report indicated ponded water and saturated soils were found on the low-sloping portion of the site.

Public Comment

No comment letters were received during the comment period that ended November 24, 2004

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the drainage section of DPD, Seattle Public Utilities (SPU) for water availability, Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards and applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards.

This short subdivision provides access for vehicles and public and private utilities. Adequate access for emergency personal and vehicles will be provided by following the recommendation of the Fire Marshall and listed in *Conditions of Approval* at the end of this document. Vehicular access for all proposed parcels will be through an access easement driveway from 28th Avenue South at proposed Parcel A

and extending to all other proposed parcels. Pedestrian access for all lots is the same as vehicular access.

Proposed Parcels B through F do not have street frontage, hence posting of their addresses visible from 28th Avenue South will be required on proposed Parcel A. Such signage shall not be in the required twenty foot driveway width or, unless less than 32 inches in height, in the required sight triangles.

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing storm water control, utility extensions, and the provision of required easements.

- A Drainage Control Plan has been submitted to the DPD drainage reviewer, as required. An approved plan will be required before construction on any proposed parcel is permitted.
- Seattle Public Utilities has issued a Water Availability Certificate #20050009.
- City Light requires a utility access easement that is to be included on the face of the plat in the legal description.

The public use and interest are served by this proposal. The additional parcels created by this short plat create buildable lots for the future construction of additional housing in the City.

The Pre-Application Site Visit report indicated ponded water and saturated soils were found on the low-sloping portion of the site and required a wetland delineation report with this application. Such report by Wetland Resources Inc, dated September 28, 2004, was submitted. The report stated that the site did not meet the definition of a wetland based on a lack of hydric soils, hydrophytic vegetation, and hydrology.

Following review of the wetland report and a site visit, DPD's wetland ecologist found that there were indications of hydric soils and hydrophytic vegetation on site. However, these areas are very small (well below 100 square feet) and degraded to an extent that they should not be considered for protection under the Environmentally Critical Areas ordinance. Thus, the applicable provisions of SMC Section 25.09.240 do not apply.

The parent site contains one large Maple tree along the northern property boundary. Removal of this tree is not required for future construction.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees
2. Assure the fire apparatus access road extends at least 70 feet past the provided turn-out lane (review comment of July 14, 2005). Please consult with Captain Brian Shearer of the Seattle Fire Marshall's Office, 386-1449.
3. Include the City Light easement in the legal descriptions and on the face of the plat.
4. Include an easement or covenant for the location of address signage on Parcel A by the driveway access easement entry (but not in the required twenty foot driveway area) for Parcels B through F. This signage should be clearly identifiable from the street.

After Recording and Prior to Issuance of Any Building Permits

The owner(s) and/or responsible party(s) shall:

1. Attach a copy of recorded short subdivision to all copies of future building permit application plans.

Signature: (signature on file) Date: September 22, 2005
Art Pederson, Land Use Planner